## **Administrative Alternates**



Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

Administrative Alternate Request: Requested in accordance with UDO Section 10.2.17	OFFICE USE ONLY
Section(s) of UDO affected:	Transaction Number
1.5.6. Build-to	
Provide an explanation of the alternate requested, along with an applicant's statement of the findings Please See Attachment	
Provide all associated case plan numbers including zoning and site plan: RX-3-CU, T# 535061, SR-91-17	

Property Address		Date				
3410 Tryon Road		04-03-2018				
<b>Property PIN</b> 0792-06-8630	Current Zoning RX-3-CU					
Nearest Intersection Tryon Road and Trailwood Drive		Property size (in acres) 0.49				
Property Owner	<b>Phone</b> 919-744-7216	Mail 220 Candia Lane, Cary, NC 27519				
HML Management Company YING WENG.	Email nick.fugh@gmail.com					
Project Contact Person	<b>Phone</b> 919-781-0300	Mail 3803-B Computer Drive, Raleigh, NC 27609				
Thomas Craven, PE	Email tcraven@priestcraven.com					
Property Owner Signature	Email					
Notary  Sworn and subscribed before me this day of	Notary Signature and Seal					
APPL , 20 [ §	WAKE COU	KAYLA BOSS  Notary Public  VTY, NORTH CAROLINA 3 21 22				

The Lofts Apartments – SR-91-17

Administrative Alternate Request to the Build-to Requirements of UDO Sec. 1.5.G

We are proposing an apartment development of three existing lots along the north side of Tryon Rd, PIN 0792068630, 0792160547 and 0792163571 totaling 3.50 acres.

There is an existing street right of way for Rannette Street, dedicated but unimproved, that runs between lots 2 and 3.

Given the shape, topography and the need for the stormwater control measures to be located at the low point on the site, the Board of Adjustment granted a variance to the UDO Build-to standards for Lot 3.

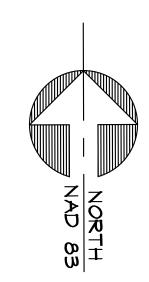
We had proposed to meet the Build-to standards on Lot 1 with the construction of garages along the 175 linear feet of frontage along Tryon Rd. However the planning staff has pointed out that the garages are not "conditioned space" and as such do not meet the standards that would count to meeting the Build-to requirements.

We suggested that if the garages did not qualify as buildings for Build-to compliance, then we did not have buildings and therefore no Build-to was required as the UDO acknowledges an "open lot" that has building and parking setbacks but no Built-to requirements. We also offered to remove the garages if that made the "open lot" scenario more viable. See the attached UDO Section 2.2.6 Open Lot diagram.

The Planning staff responded that we could request an Administrative Alternate to the Build-to requirements for this lot.

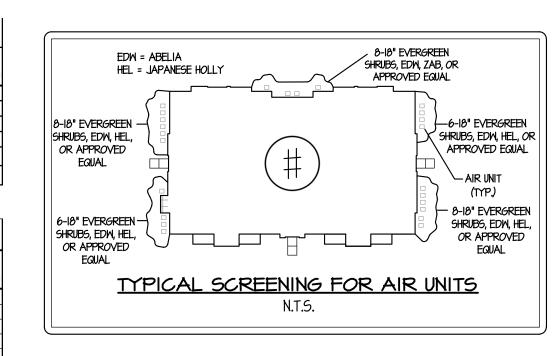
We believe that this Administrative Alternate is warranted in this case due to two extenuating circumstances:

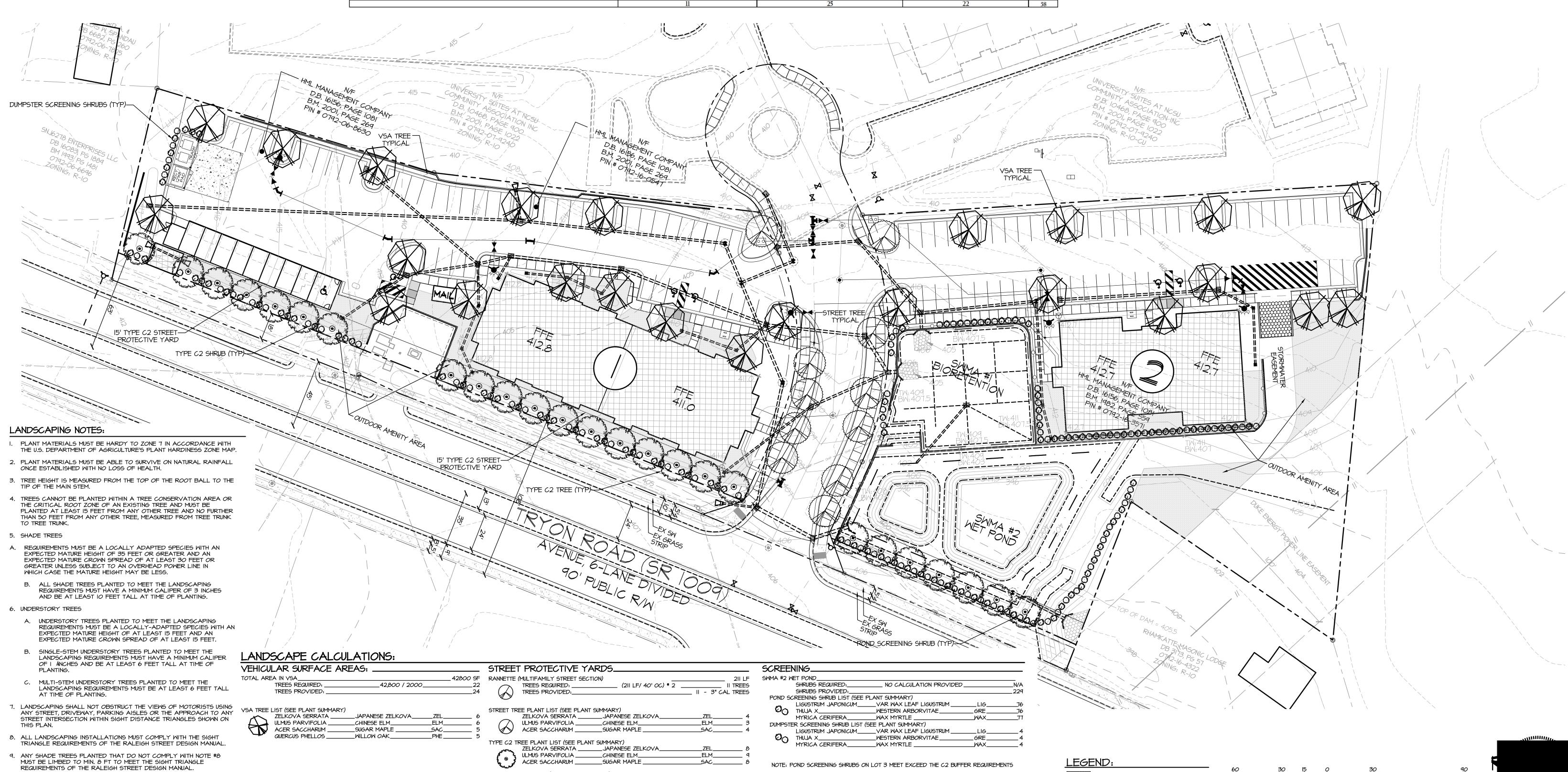
- 1. Lots 1 and 2 combined have approximately 440 feet long and vary in depth from 180 feet to 110 feet. The frontage and associated primary Build-to on Tryon Rd is 440 feet and the frontage and associated secondary Build-to on Rannette Drive is 195 feet. Given the length of the frontage and lack of depth in the existing site, it would be extremely difficult to meet the letter of the Build-to requirement on this site with anything resembling conventional construction.
- 2. We have placed our longest building and garages along Tryon Rd in our best attempt to meet the Build-to requirements. We removed the garages when it was determined that they did not count to the Build-to, but would return them to the plan if that would strengthen the Administrative Alternate request.
- 3. We comply with the Built-to along Rannette Drive, our secondary street.
- 4. Along the entire 5.8 mile run of Tryon Road from Hammond road to Walnut Street, there does not appear to be a single property that meets the Build-to standards of the UDO. Therefore there would be no negative impact to any property along the corridor from the granting of this Administrative Alternate.



VAI         LIGUSTRUM JAPONICUM         VAR WAX LEAF LIGUSTRUM         'VARIEGATED'         12" HT - 3 GAL         4         12" HT - 3 GAL         19         SEE PLAN         12" HT - 3 GAL         77           VAX         MYRICA CERIFERA         WAX MYRTLE         24" HT - 3 GAL         4         SEE PLAN         24" HT - 3 GAL         18         SEE PLAN         24" HT - 3 GAL         76		SHRUBS, GROUND COVER & OTHERS															
VAI         LIGUSTRUM JAPONICUM         VARWAX LEAF LIGUSTRUM         'VARIEGATED'         12 " HT - 3 GAL         4         12 " HT - 3 GAL         19         SEE PLAN         12 " HT - 3 GAL         77           WAX         MYRICA CERIFERA         WAX MYRTLE         24 " HT - 3 GAL         4         SEE PLAN         24 " HT - 3 GAL         18         SEE PLAN         24 " HT - 3 GAL         76					DUMPSTER SCREENING			TYPE C2 BUFFER			POND SCREENING				TOTALS		
NAX MYRICACERIFERA WAX MYRILE 24" HT - 3 GAL 4 SEE PLAN 24" HT - 3 GAL 18 SEE PLAN 24" HT - 3 GAL 76	KEY	SCIENTIFIC NAME	COMMON NAME	VARIETY	SIZE	QTY	SPACING	COMMENTS	SIZE	QTY	SPACING	COMMENTS	SIZE	QTY	SPACING	COMMENTS	TOTALS
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	LARGE TREES															
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KEY	SCIENTIFIC NAME	COMMON NAME	VARIETY	SIZE	QTY	SPACING	COMMENTS	SIZE	QTY	SPACING	COMMENTS	SIZE	QTY	SPACING	COMMENTS	TOTALS
ZEL	ZELKOVA SERRATA	JAPANESE ZELKOVA	'VILLAGE GREEN'	3.0° CALB&B	4	SEE PLAN		3.0" CAL B&B	8	SEE PLAN		3.0" CAL B&B	6	SEE PLAN		18
ELM	ULMUS PARVIFOLIA	CHINESE ELM		3.0" CAL B&B	3	SEE PLAN		3.0" CAL B&B	9	SEE PLAN		3.0" CAL B&B	6	SEE PLAN		18
SAC	ACER SACCHARUM	SUGAR M APLE		3.0" CALB⊗B	4	SEE PLAN		3.0" CAL B&B	8	SEE PLAN		3.0" CAL B&B	5	SEE PLAN		17
PHE	QUE RCUS PHELLOS	WILLOW OAK										3.0" CAL B&B	5	SEE PLAN		5





A MULTIFAMILY RESIDENTIAL APARTMENT DEVELOPMENT

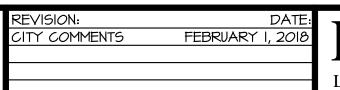
1"=30' NOVEMBER 6, 2017 2016-011.001

PROJECT:

LIGUSTRUM JAPONICUM\_\_\_\_\_VAR WAX LEAF LIGUSTRUM\_\_\_

\_\_WESTERN ARBORVITAE\_\_\_

PRELIMINARY SITE LANDSCAPING PLAN



PRIVATE DRAINAGE EASMENT

AND/OR PRIVATE ACCESS

\_OUTDOOR AMENITY AREA

EASEMENT

PRIEST, CRAVEN & ASSOCIATES, INC.

LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS

3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488



IO. FOR ALL STREET TREE INSTALLATION AND MAINTENANCE

REQUIREMENTS, SEE SECTION 6.18.1 & 6.18.2 OF THE CITY OF RALEIGH

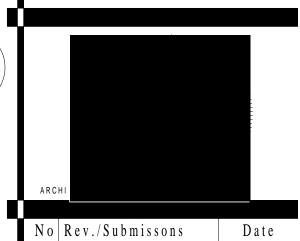
STREET DESIGN MANUAL, AS WELL AS, CHAPTER 2 OF THE CITY TREE



3 2 3 0 Glen Royal Road Raleigh, NC 27617 Tel 9 1 9 8 3 3 1 4 4 8 Fax 9 1 9 8 3 3 1 2 5 2 Johns @ 2sldesignbuild.com

THE LOFT

3401 Tryon Road, Raleigh, NC 27603



No	Rev./Submissons	3	Date
1	Site Submittal		10/26/17
$\triangle$	Revisions		02/01/2
SCAL	As Shown	PROJ	ECT NO
DESIG	JWS		
DRAW	LHS	DATE	
CHEC	J W S	REVI	EWED

BUILDING 1
FRONT/BACK
ELEVATIONS

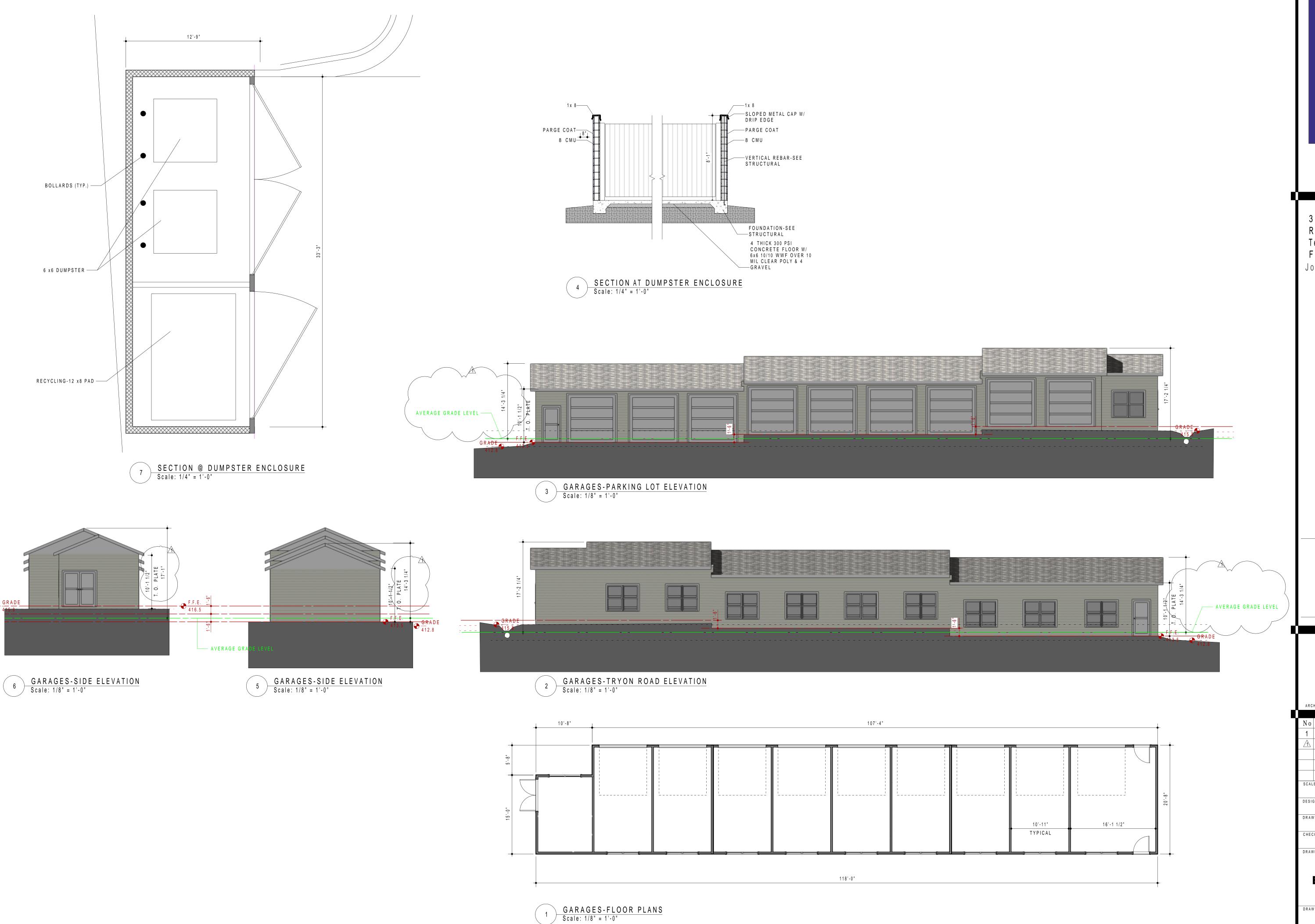
DRAWING NO

**A2.01** 





BUILDING 1-TRYON ROAD(SOUTH-WEST) ELEVATION
Scale: 1/8" = 1'-0"



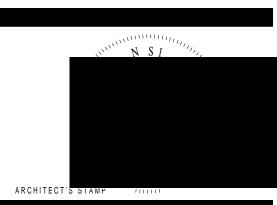
2SL

**DESIGN BUILD**COLLABORATIVE

3 2 3 0 Glen Royal Road Raleigh, NC 27617 Tel 9 1 9 8 3 3 1 4 4 8 Fax 9 1 9 8 3 3 1 2 5 2 Johns@2sldesignbuild.com

THE LOFT

3401 Tryon Road, Raleigh, NC 27603



No	Rev./Subm	Date		
1	Site Subr	10/26/17		
<u> </u>	Revision	S		02/01/201
SCAL	As Sh	o w n	PROJ	ECT NO
DESIG		WS		
DRAV		_HS	DATE	
CHEC		WS	REVII	E W E D
DRAW	INGS			

GARAGES ELEVATIONS/TRASH ENCLOSURE

DRAWING NO

A2.04